



245 Cedarwood Park SW, Calgary, Alberta - \$415,000



Main Photo

Property Description

Charming and lovingly cared for, this family friendly townhouse is situated in a well-managed complex in the sought-after community of Cedarbrae. Updated with modern flooring and neutral tones, you are welcomed into a spacious living room with a cozy wood-burning fireplace leading to the well equipped eat-in kitchen ample cabinetry, mosaic tile backsplash, stainless steel appliances and access to the SOUTH facing deck surrounded by mature trees for privacy. A powder room and conveniently located laundry completes the main level. Upstairs, you'll find a generously sized primary bedroom featuring his-and-hers closets and an abundance of natural light. The 2nd bedroom, den/bonus room and a 4-piece bathroom are also on this level. The basement offers future development for more living space with room for a family room or 3rd bedroom as well as a bathroom. The assigned parking stall is ideally located right in front of the unit entrance. Additional parking stalls can be rented on a monthly basis. Don't overlook the visitor parking and quick access to the ring road, as well as close proximity to parks, schools, shopping, public



transit and Southland Leisure Centre. Fantastic opportunity...don't miss out!

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